



5665 CORAL RIDGE DRIVE,
CORAL SPRINGS, FL 33076

PH: 954.346.0677
FAX: 954.340.8844

COCO LAKES HOA

****IMPORTANT APPLICATION INFORMATION****

APPLICATION PROCESS:

A \$100.00 APPLICATION FEE MADE PAYABLE TO: OMEGA RISK MANAGEMENT
MONEY ORDERS ONLY

A \$100.00 PROPROCESSING FEE MADE PAYABLE TO INTEGRITY
PROPERTY MANAGEMENT. MONEY ORDERS ONLY

A \$1,000 common area security deposit made payable to:
Coco Lake HOA. MONEY ORDERS ONLY

A COPY OF DRIVERS LICENSE OR STATE I.D. IS REQUIRED WITH
APPLICATION. (COLOR COPY)

A COPY OF SOCIAL SECURITY CARD OR PASSPORT IS REQUIRED
WITH APPLICATION.

A COPY OF LEASE MUST ACCOMPANY APPLICATION.

COPY OF VEHICLE REGISTRATION IS REQUIRED WITH
APPLICATION.

NO COMMERCIAL VEHICLES PERMITTED.

ALL APPLICATIONS MUST BE ORIGINAL, FAXES AND COPIES ARE
NOT PERMITTED.

ANY APPLICATION THAT IS NOT COMPLETELY FILLED OUT WILL
CAUSE A DELAY IN PROCESSING.

Application for OMEGA RISK MANAGEMENT, Inc. c/o Integrity Property Management (954)346-0677
Unmarried Co-Applicants Fill Out A Separate Application. Do not leave any blank spaces. Please use black ink

Name _____ SS# _____ - - - - - DOB _____ / _____ / _____
Last First MI Jr. Sr., Prior

Spouse _____ SS# _____ - - - - - DOB _____ / _____ / _____
Last First MI Maiden

Drivers License # _____ ST _____ Spouse's Drivers License # _____ ST _____

Other _____
Name Relationship Age SS# Name Relationship Age SS#

Occupants _____
Name Relationship Age SS# Name Relationship Age SS#

Pets: Number _____ Type _____ Breed _____ Weight _____ Age _____

Cell Phone (_____) _____ Why Moving? _____

Present Address _____

Street Apt. # City State Zip Code

Present Landlord/
 Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Previous Address _____

Street Apt. # City State Zip Code

Previous Landlord/
 Mortgage Holder _____ Phone (_____) _____

Length of Residence: _____ / _____ To _____ / _____ Monthly Rent/Mortgage \$ _____ Mortgage Acct. # _____
Mo. Yr. Mo. Yr.

Present Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Previous Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

Spouse Present Employer _____ City & St. _____ Phone (_____) _____

Position _____ Dates Employed _____ / _____ To _____ / _____ Income _____ Per _____ Mgr. _____
Mo. Yr. Mo. Yr.

In Case of Emergency Notify _____ (_____) _____
Name Relationship Address Phone Number

Have you ever had an eviction filed or left owing money to an owner or landlord? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___
 Have you applied for residency in the past 2 years, but did not move in? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___
 Have you ever had adjudication withheld or been convicted of crime? Applicant: Yes ___ No ___ Spouse: Yes ___ No ___

If you have answered yes to any of the above questions please explain the circumstances regarding the situation on back of this sheet.

AUTHORIZATION OF RELEASE OF INFORMATION Applicant(s) represents that all of the above information and statements on the application for rental are true and complete, and hereby authorizes an investigative consumer report including, but not limited to, residential history (rental or mortgage), employment history, criminal history records, court records, and credit records. This application must be signed before it can be processed by management Applicant acknowledges that false or omitted information herein may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of fees or deposits and may constitute a criminal offense under the laws of this State.

NON-REFUNDABLE APPLICATION FEE - Applicant(s) agree to pay \$ _____ for a non-refundable application processing fee.

Applicant's Signature _____ Date _____ Spouse's Signature _____ Date _____



Applicants: Most banks, financial institutions, mortgage companies and employers require your signature and name printed to verify information. Please complete the form below.

AUTHORIZATION FORM

You are hereby authorized to release information to Omega Risk Management, Inc. any and all information they request with regards to verification of my/our bank accounts(s), credit history, residential history and employment verification to be used for my/our Application for Occupancy. I/We hereby waive and privileges I/We may have with respect to the said information in reference to its release to Omega Risk Management for reporting purposes.

Applicants Signature

Applicants Name Printed

Date Signed

Applicants Signature

Applicants Name Printed

Date Signed

RESIDENT DATA FORM

DATE: _____

ADDRESS: _____

OWNERS: MUST PROVIDE ALTERNATE ADDRESS FOR OWNER

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____
PHONE: _____
EMAIL: _____

UNIT OCCUPANTS:

	NAME	HOME PHONE	WORK/CELL
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____
6.	_____	_____	_____

PETS: (Please attached photo)

Dog/Cat (Please Circle)

BREED	NAME	COLOR	SEX	WEIGHT (LBS)
_____	_____	_____	_____	_____

VEHICLE DESCRIPTION:

MAKE	YEAR	MODEL	COLOR	LICENSE NUMBER
_____	_____	_____	_____	_____

EMERGENCY CONTACT:

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ ALTERNATE NUMBER: _____

SIGNATURE: _____
(OWNER OR LESSEE)

VEHICLE DESCRIPTION:

MAKE YEAR MODEL COLOR WEIGHT LICENSE #

EMERGENCY CONTACT:

Name: _____

Address: _____

City: _____

Phone: (home) _____ **Phone (work)** _____

Signature: _____

(Owner or Lessee)

ADDITIONAL INFORMATION:

Please return this form to:

**Integrity Property Management
5665 Coral Ridge Drive
Coral Springs, FL 33076**

Collection of Rent Agreement

This Collection of Rent Agreement (this "Agreement") is made and entered into as of this _____ day of _____, 20__ by and between Coco Lakes HOA HOMEOWNERS' ASSOCIATION INC. ("Association"), _____ ("Owner") and _____ ("Tenant").

WITNESSETH:

WHEREAS, Tenant and Owner intend on entering into a lease (the "Lease") with respect to the property located at _____; and

WHEREAS, Association has the right to condition its approval of the Lease on the execution of this Agreement by the parties hereto.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein and for other good and valuable consideration, it is mutually agreed and covenanted by and among the parties to this Agreement as follows:

1. Tenant and Owner acknowledge and agree that Tenant is required to comply with the Association's Declaration of Covenants, Restrictions, Conditions and Easements, By-laws, Articles of Incorporation and Rules and Regulations, as amended from time to time (collectively, the "Governing Documents"). The Governing Documents shall be deemed expressly incorporated into the Lease.

2. Tenant and Owner acknowledge and agree that Owner is required to pay to Association any and all assessments (the "Assessment") levied by Association in accordance with the Governing Documents.

3. In the event the Owner fails to pay Association any Assessment when the same become due, Association shall be entitled to collect the Tenant's rent payments ("Rent") owed to Owner under the Lease for the purpose of offsetting the delinquent Assessment as follows:

If Association notifies Tenant that Owner is delinquent in its obligation to pay any Assessment, Tenant shall discontinue the payment of the Rent to Owner and instead shall direct said Rent payments, in the same amount and frequency as set forth in the Lease, to Association until such time as Association directs Tenant to redirect Rent payments to Owner. Any Rent collected by Association in excess of Owner's delinquent Assessment will be promptly disbursed to Owner. In the event Tenant fails to redirect the payments of Rent to the Association and instead continues to pay Rent to Owner, Tenant shall become obligated along with the Owner to pay the delinquent Assessments to Association, irrespective of any Rent payments that Tenant may already have made to Owner. In the event Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant for failure to honor this Agreement. All eviction costs will be owed by Owner and considered a special assessment, which will be levied in accordance with the Governing Documents.

4. In the event Owner or Tenant fail to honor this Agreement or violate any of the other terms and provisions of the Governing Documents, Owner and Tenant shall be subject to all remedies available to Association, including without limitation, injunctive relief and money damages in addition to any other remedies provided by law. Additionally, Association shall also have the power to evict Tenant for failure to honor this Agreement or violation of any of the terms and provisions of the Governing Documents. All eviction costs as well as any legal fees and costs incurred due to any violation of the Governing Documents or this Agreement (or enforcement thereof) will be owed by Owner and considered a special assessment, which will be levied in accordance with the Governing Documents.

5. Tenant and Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having the Tenant in or about the Property (as defined in the Governing Documents) or in the Home.

6. Owner and Tenant acknowledge that Association would not have approved Tenant and the Lease but for the parties entering into this Agreement. Therefore, Tenant and Owner hereby waive each of their rights to contest the validity of this Agreement or the validity of any of the remedies available to the Association.

7. The laws of the State of Florida shall govern the validity, performance and enforcement of this Agreement. Venue shall be in Broward County, Florida.

8. This Agreement shall not be construed more strictly against one party than against the other merely because it may have been prepared by counsel for one of the parties, it being recognized that the parties have contributed substantially and materially to its preparation.

9. All notices, demands and communications hereunder to the parties shall be served or given in accordance with the Governing Documents.

10. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute on and the same instrument.

11. This Agreement and the exhibits attached hereto and forming a part hereof, represent the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings and representations (if any) made by and between the parties. No subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless reduced to writing and signed by all three parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

ASSOCIATION:
Coco Lakes HOA
Association Inc.

OWNER:

By: _____
Print Name: _____
Its: _____

By: _____
Print Name: _____

TENANT:

By: _____
Print Name: _____

TENANT:

By: _____
Print Name: _____